



design by unlimited





A PLACE WHERE
MIAMI LIFESTYLE...



AND ISLAND SERENITY...





BLEND TOGETHER

WELCOME TO
BAY HARBOR ISLANDS



WELCOME TO



THE PALMS
RESIDENCES

WELCOME TO

THE PALMS

RESIDENCES



DISCOVER



The Palms is a boutique development that conjures a relaxing lifestyle of luxuries and indulgences.

A place that invites you to embrace life and harmony in an enchanting island neighborhood.

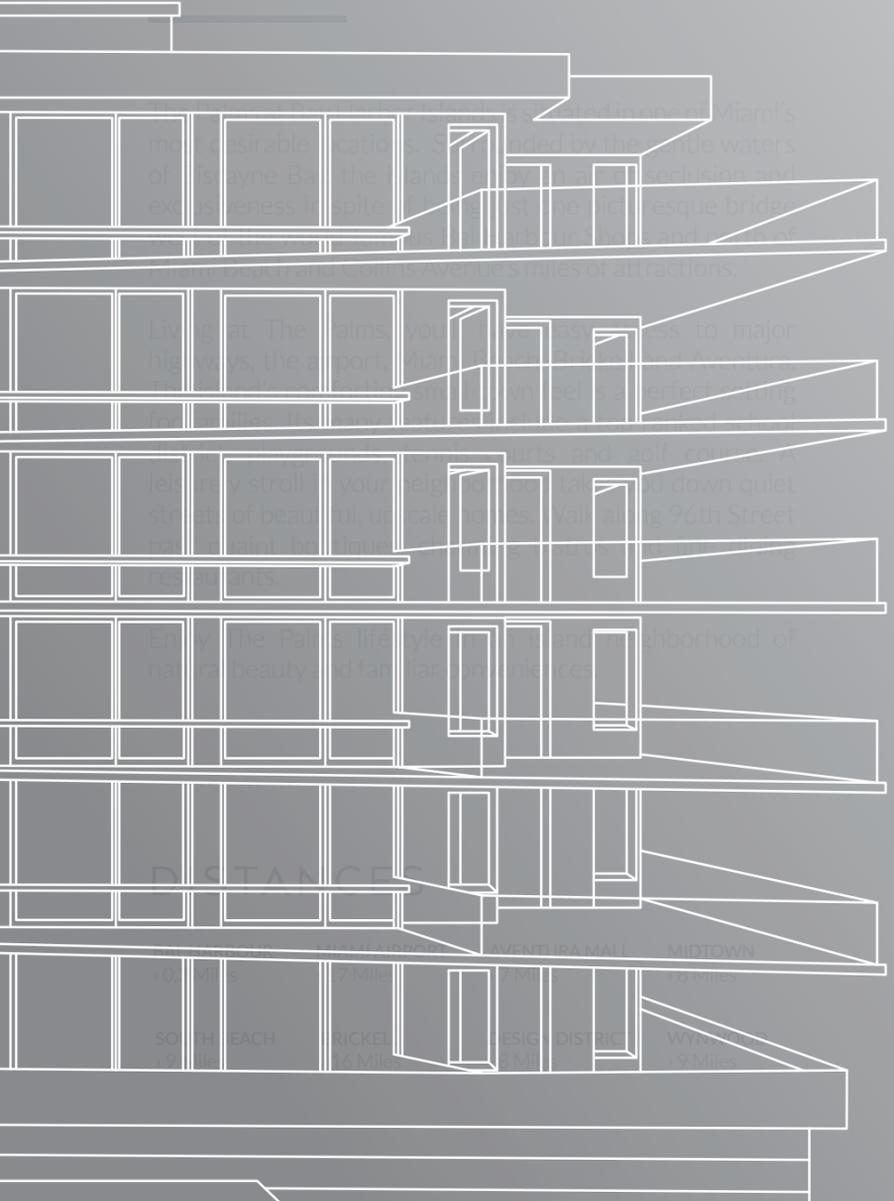
MIAMI LIFESTYLE MEETS ISLAND SERENITY

A tribute to modern architecture's cool, clean lines, The Palms rises eight stories and features 42 exclusive residences with terraces and lanais. Unwind and find your tranquility at The Palms, a place that will connect you with all the treasures of the captivating Miami lifestyle.





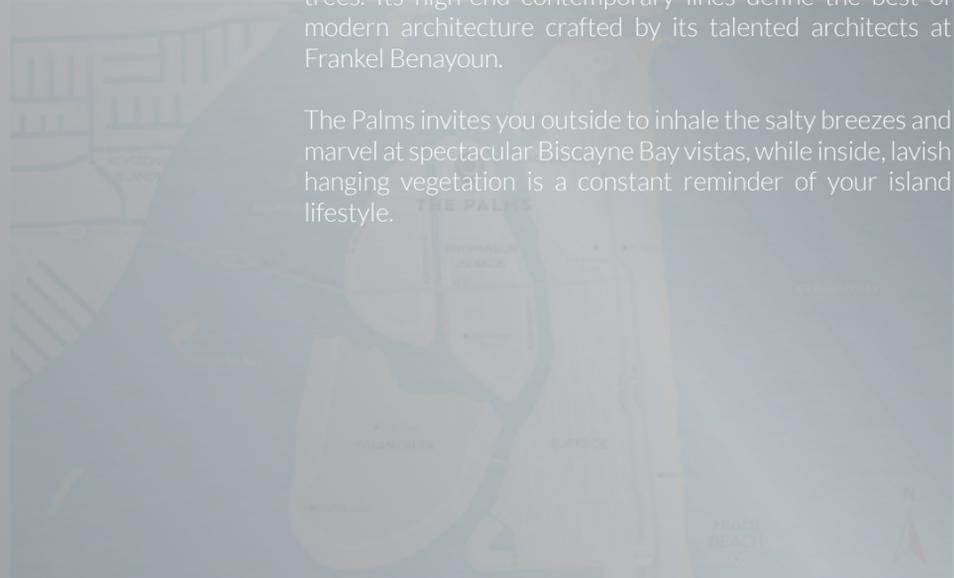
PRIME
LOCATION



ELEGANT
ARCHITECTURE

Even on an island, The Palms feels like its own oasis, regally rising eight stories above a tropical landscape of stately palm trees. Its high-end contemporary lines define the best of modern architecture crafted by its talented architects at Frankel Benayoun.

The Palms invites you outside to inhale the salty breezes and marvel at spectacular Biscayne Bay vistas, while inside, lavish hanging vegetation is a constant reminder of your island lifestyle.



DISTANCES

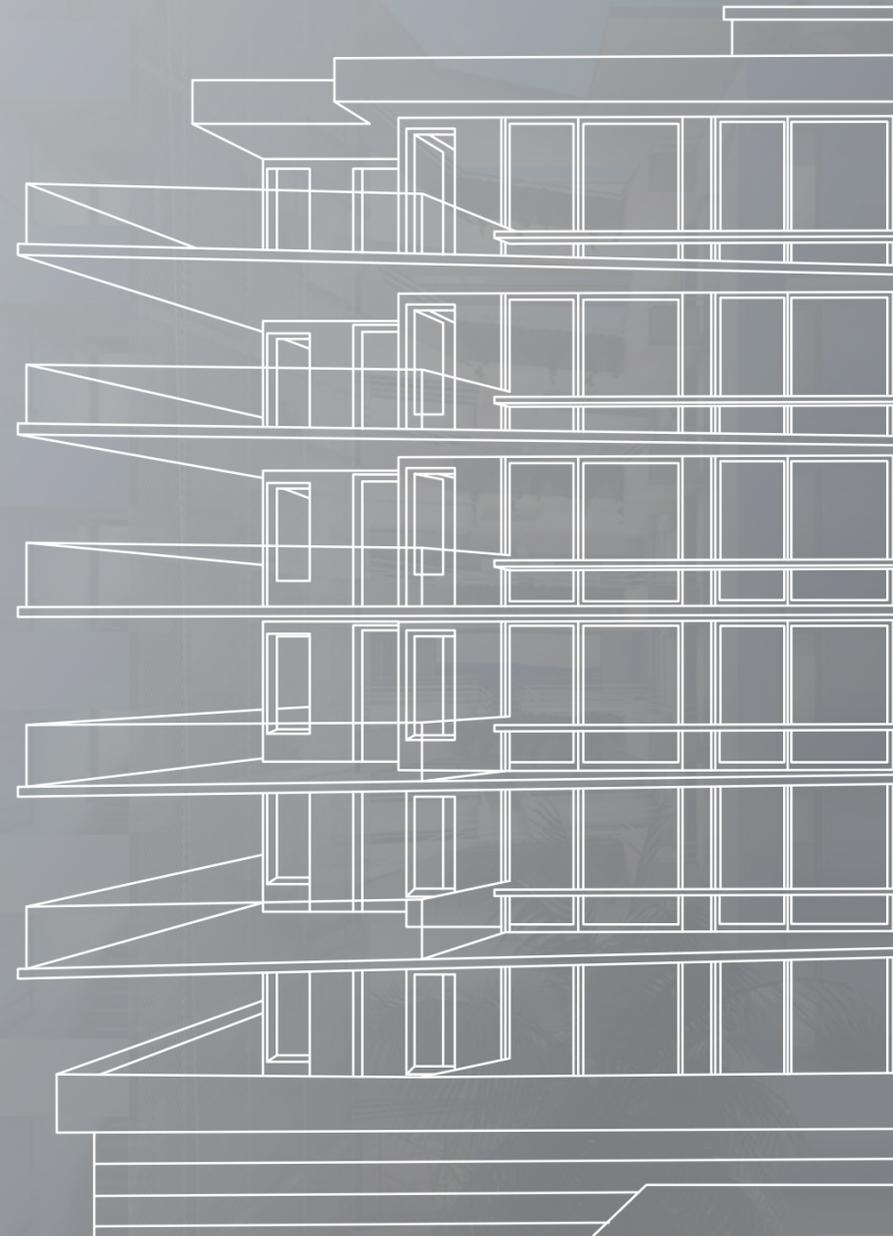
VENTURA MALL MIDTOWN
1.5 MILES
WYNWOOD
1.5 MILES
SOUTH BEACH
1.5 MILES
BRICKELL
1.5 MILES
DOWNTOWN
1.5 MILES

ARCHITECTURE

ELEGANT

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PRIME LOCATION

The Palms at Bay Harbor Islands is situated in one of Miami's most desirable locations. Surrounded by the gentle waters of Biscayne Bay, the islands enjoy an air of seclusion and exclusiveness in spite of being just one picturesque bridge west of the world-famous Bal Harbour Shops and north of Miami Beach and Collins Avenue's miles of attractions.

Living at The Palms, you'll have easy access to major highways, the airport, Miami Beach, Brickell and Aventura. The island's comforting small-town feel is a perfect setting for families. Its many features include a top ranked school district, playgrounds, tennis courts and golf course. A leisurely stroll in your neighborhood takes you down quiet streets of beautiful, upscale homes. Walk along 96th Street past quaint boutiques, charming bistros and fine dining restaurants.

Enjoy The Palms lifestyle in an island neighborhood of natural beauty and familiar conveniences.

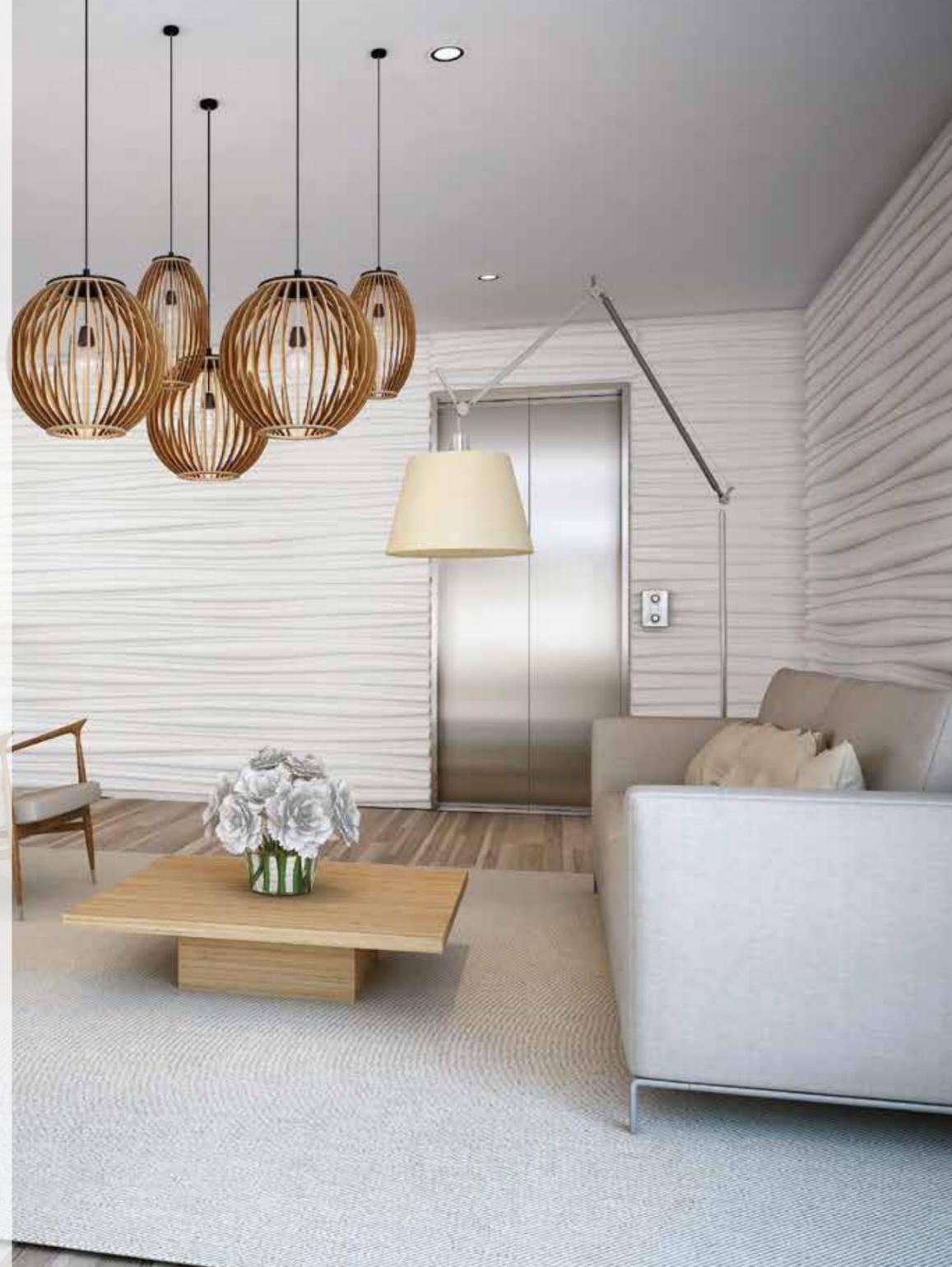
DISTANCES

BAL HARBOUR › 0,3 Miles	MIAMI AIRPORT › 17 Miles	AVENTURA MALL › 7 Miles	MIDTOWN › 8 Miles
SOUTH BEACH › 9 Miles	BRICKELL › 16 Miles	DESIGN DISTRICT › 8 Miles	WYNWOOD › 9 Miles



MODERN AMENITIES

- » Modern Lobby with European furniture
- » Landscaping with green areas
- » Fully equipped terrace with 360-degree views
- » Views of Biscayne Bay and the Atlantic Ocean
- » Large heated infinity pool
- » Deck and sun terrace with lounge type chairs
- » Gym and yoga area
- » Reception area and grills
- » Two assigned, covered parking spots per unit



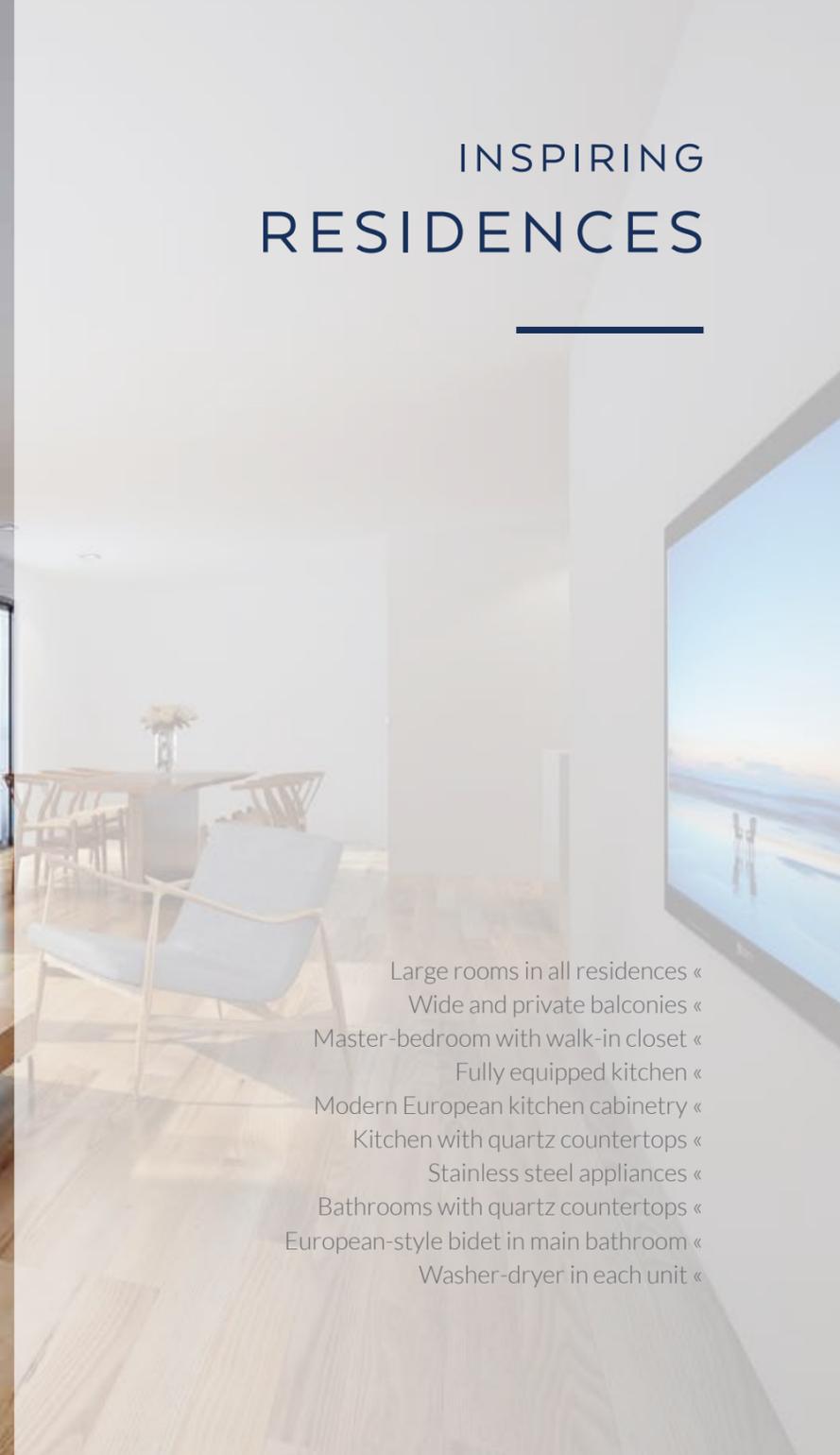
THE PALMS LIFESTYLE



FAMILY
ATMOSPHERE



INSPIRING
RESIDENCES



- Large rooms in all residences «
- Wide and private balconies «
- Master-bedroom with walk-in closet «
- Fully equipped kitchen «
- Modern European kitchen cabinetry «
- Kitchen with quartz countertops «
- Stainless steel appliances «
- Bathrooms with quartz countertops «
- European-style bidet in main bathroom «
- Washer-dryer in each unit «

ELEGANT
KITCHENS



STYLISH
SIMPLICITY



WORLD CLASS TEAM DEVELOPER

In the last twenty years, the Blue Road team, led by Jorge Savloff and Marcelo Tenenbaum, has developed over thirty distinctive properties in South America and Florida. More than half of them are located in South Florida.

Their formula is simple: they associate with their clients to find the best properties and the best deals on the market. Thanks to its strong relationships with local and international developers, Blue Road serves both individual investors and companies interested in commercial real estate.

With services in English, Spanish, Portuguese and Italian, Blue Road created an international network of investors in the United States, Latin America and Europe. The company combines the personalized services of an exclusive real-estate company, with the scope of a multinational corporation.

The Palms' development company - BH Bayview, with offices in Bay Harbor Islands - was created by Blue Road for this particular project. The Palms is the latest development in the company's distinguished portfolio.



NOTE: ALL DIMENSIONS ARE APPROXIMATE. PLANS, MATERIALS AND SPECIFICATIONS ARE SUBJECT TO ARCHITECTURAL, STRUCTURAL AND OTHER REVISIONS AS THEY ARE DEEMED DVISABLE BY THE DEVELOPER, BUILDER OR ARCHITECT, OR AS MAY BE REQUIRED BY LAW. ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. IMAGES, FLOORPLANS AND RENDERINGS ARE ALL ARTIST CONCEPTUAL COMPOSITIONS.



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